GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Ind & Com - Request of M/s. Brandix India Apparel City Pvt. Ltd. (renamed as M/s Adhistan Private Limited) for extension of the lease period of the remaining net extent of 695.35 acres at Atchutapuram & Rambilli Mandals, Anakapalli District, for a period of 25 years, w.e.f 1.7.2031, subject to receipt of firm commitment of employment generation with specific milestones for every five years and accordingly, to include additional line of activities such as footwear, toys and accessories manufacturing, besides the original Garments activity - Consideration - Orders - Issued.

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INDUSTRIES & COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 133 Dated: 27-07-2025

Read the following;

1. G.O.Ms.No.270, Ind. & Com (Text) dept., dt:06.10.2005.
2. G.O.Ms.No.154, Ind. & Com (Text) dept., dt:09.06.2006.
3. Proposal of M/s. Brandix India Apparel City Pvt. Ltd. (renamed as M/s Adhistan Private Limited)
4. Minutes of the 11th State Investment Promotion Committee meeting held on 12.07.2025.
5. Minutes of the 8th State Investment Promotion Board meeting held on 17.07.2025.

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ORDER:

The Government of Andhra Pradesh entered into a Memorandum of Understanding (MoU) on 02.07.2005 with M/s Brandix Lanka Limited (a Sri Lankan Company) for establishment of Apparel/Textile Park in Visakhapatnam District and bringing an international model for local textile industry with the best practices in weaving, processing, printing and garmenting for replication and creation of employment to the educated youth. Accordingly, orders were issued vide G.O. 1st read above and directed the Commissioner and Director of Handlooms and Textiles and the VC&MD, APIIC to facilitate establishment of Garment City by M/s Brandix Lanka Limited to implement the project, strictly adhering to the terms and conditions stipulated in the Memorandum of Understanding (MoU).

2. In the G.O. 2nd read above, Government issued orders to give 1,000 acres of land situated in Atchutapuram Mandal in Visakhapatnam District to SPV namely Brandix India Apparel City Pvt. Ltd on lease basis for 25 years at Rs.1/- per acre per annum with a target of creation of employment for 60,000.

(P.T.O.)

3. M/s. Brandix India Apparel City Pvt. Ltd. (renamed as M/s Adhistan Private Limited) has requested the Government on the following:-

i. Approval for Renewal/Extension of lease period by further 25 years.
ii. Approval for permitting additional line of activity i.e footwear, toys and accessories manufacturing.
iii. Other Infrastructure supports: Marine Outfall Pipeline, Pudimadaka Resettlement, Pending Road Connectivity, Land Possession Issues, Hostel/ Worker Housing/ Public Transport, Training and Development center facility and Hospital/ ESIC

4. The present land utilization is as follows: Out of the 1,000 acres of lands, 224 acres (22.4%) is non-processing and about 77.6% (776 acres). Out of the 776 acres of processing area, 573 acres (73.84%) are plotted areas and remaining 203 acres (26.16%) are utility areas. In the non-plotted areas, there have been established WTP & ETP in 60 acres of lands, roads and drains in 65 acres of lands, pending for LA resolution in about 50 acres and 28 acres is common area. Out of 573 acres of plotted areas, so far, 125.33 acres have been allotted to 20 units – 21.87% of area has been allotted so far, generating almost 1/3 of committed employment. About 78.13% of plotted areas is vacant and yet to be allotted, even after 19 years of the allotment of the lands to the firm.

Description	**Processing Area (Ac.)**	**Non-processing Area (Ac.)**	**Total**
WTP & ETP	60	-	60
Roads and Drains	65	5	70
Common Area	28	20	48
Water Bodies		135	135
Covered under LA issues	50		50
Plotted area (A)	573	-	-
Total	776	224	1,000
Allotted (B)	125.33	-	-
Vacant (A-B)	447.67	-	-

Conversion of lease-lands as freehold under the agreement: So far, a total of 304.65 acres, out of 1,000 acres have been converted into freehold so far – as per agreement – to be converted to sale in proportion to employment generated. After deliberations of the issues-in-total, the SIPC has recommended that at this juncture, it is essential to realize the intended employment and hence, the request of the M/s Brandix to include additional line of activities such as Footwear, Toys and accessories manufacturing has to be positively considered as they are employment intensive sectors.

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5. Accordingly, the requests of the M/s. Brandix India Apparel City Pvt. Ltd. (renamed as M/s Adhistan Private Limited) has been placed before the State Investment Promotion Board (SIPB) meeting held on 17.07.2025 with the recommendations of the State Investment Promotion Committee (SIPC) held on 12.7.2025.

6. In the reference 5th read above, the SIPB, after a detailed discussions on the request of M/s. Brandix India Apparel City Pvt. Ltd. (renamed as M/s Adhistan Private Limited) and SIPC recommendations, approved the following:-

a. The SIPB, has deliberated on the request of M/s. Brandix India Apparel City Pvt. Ltd. (renamed as M/s Adhistan Private Limited) for extension of lease tenure of 695.35 acres) and request for permitting additional line of activity such as footwear, toys and accessories manufacturing has opined that the company has delivered so far, about 19,000 employment, in the pursuit of their commitment to create 60,000 employment, duly developing a good infrastructure facilities in the lands allotted to them and at this juncture, it is essential to realize the remaining intended employment. It is essential that M/s Brandix (renamed as M/s Adhistan Private Limited) has to submit the specific plan for generation of the remaining employment, with specific milestones for every 5 years - post approval of their request for extension of tenure of the agreement and the inclusion of additional line of activities such as Footwear, Toys and accessories manufacturing.
b. The SIPB, taking into consideration of the all the above points, has decided to recommend for the extension of the lease period of the remaining net extent of 695.35 acres for a period of 25 years, w.e.f 1.7.2031, as requested by the firm, subject to receipt of firm commitment of employment generation with specific milestones for every five years and accordingly, has recommended to include additional line of activities such as footwear, toys and accessories manufacturing, besides the original Garments activity.
c. The SIPB has instructed the concerned departments to facilitate the external infrastructure support requested by M/s Brandix (renamed as M/s Adhistan Private Limited) - Marine Outfall Pipeline, Pudimadaka Resettlement, Pending Road Connectivity, Land Possession Issues, Hostel/ Worker Housing/ Public Transport, Training and Development center facility and Hospital/ ESIC facility.

7. After careful consideration of the decision of the State Investment Promotion Board (SIPB), Government hereby approves the request of M/s. Brandix India Apparel City Pvt. Ltd. (renamed as M/s Adhistan Private Limited) for the extension of the lease period of the remaining net extent of 695.35 acres for a period of 25 years, w.e.f 1.7.2031, as requested by the

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firm, subject to receipt of firm commitment of employment generation with specific milestones for every five years and accordingly to include additional line of activities such as footwear, toys and accessories manufacturing, besides the original Garments activity.

8. Further, Government hereby instruct all the concerned departments to facilitate the external infrastructure support requested by M/s Brandix (renamed as M/s Adhistan Private Limited) such as Marine Outfall Pipeline, Pudimadaka Resettlement, Pending Road Connectivity, Land Possession Issues, Hostel/ Worker Housing/ Public Transport, Training and Development center facility and Hospital/ ESIC facility.

9. The Director of Industries, the Vice Chairman & Managing Director, APIIC, and the Commissioner and Director of Handlooms and Textiles shall take necessary action accordingly, in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N.YUVARAJ
SECRETARY TO GOVERNMENT

To
The Director of Industries, AP, APIIC tower, Mangalagiri.
The VC&MD, APIIC, APIIC Tower, Mangalagiri.
The District Collector, Anakapalli District.
The Commissioner and Director of Handlooms and Textiles
The Line Departments dealing with the facilitation of the external infrastructure vizMarine Outfall Pipeline, Pudimadaka Resettlement, Pending Road Connectivity,Land Possession Issues, Hostel/ Worker Housing/ Public Transport, Training and Development center facility and Hospital/ ESIC facility, viz
The Revenue Department, A.P. Secretariat
The Transport Roads & Building Department, A.P. Secretariat.
The Skill Development Department, A.P. Secretariat
The MA&UD Department, A.P. Secretariat
The Labour and Employment Department, A.P. Secretariat.

Copy to:

M/s. Brandix India Apparel City Pvt. Ltd. (renamed as M/s Adhistan PrivateLimited) through APIIC.
The P.S. to Secretary to C.M., A.P. Secretariat.
The P.S. to Hon'ble Minister (I&C and FP), A.P. Secretariat.
The P.S. to Chief Secretary to Government, A.P. Secretariat.
The P.S. to Secretary to Govt. (I&C), A.P. Secretariat.
The GA(Cabinet) Department
Sc/Sf(390671)

//FORWARDED::BY ORDER//

SECTION OFFICER